

# Wolcott | Rivers | Gates

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**VIA: EMAIL (rick.boyles@computernetworksinc.com)**

Thalia Civic League  
Mr. Rick Boyles, President

**RE: Thalia Plaza: 4317 Virginia Beach Boulevard; and 216 N. Fir Avenue  
Conditional Rezoning Application**

My name is Chris Pocta, and my firm represents the owner of the above-referenced property, which is located in the Thalia area of Virginia Beach (the "Property"). As you may know, the Domino's pizza restaurant which once occupied this property closed back in 2019. Since that time, the owner of the Property has been working diligently with his team of engineers and land planning professionals to develop a proposal which will complement the surrounding area and positively impact the community. In order to realize that plan, the owners of the Property, Mohammed A. and Patricial L. Jami, intend to file a rezoning application with the City of Virginia Beach, seeking approval of the City to rezone the property from B-2 & R-5D to B-4. This rezoning will allow my client to develop the property as shown on the attached conceptual plan, the proposal for which will include a mixed-use of both retail and multi-family residential.

Although my client's property is not located within the confines of the Thalia Civic League (the "TCL"), we wanted to inform the TCL of the proposal, as the TCL is the civic league in closest proximity to my client's property. If you or any other members of the Thalia Civic League have any questions or concerns regarding my client's proposal, please feel free to contact me via telephone or email (as shown in the letterhead above).

Best regards,



Christopher A. Pocta

CAP/esb  
Enclosure